

**Boissevain**

And

**Turtle Mountain.**



SOUTH PART OF TOWN,—Photo by McKim.

Population 900. 7 Elevators, capacity 250,000.  
Grist Mill, 200 barrels per day.  
300 bushels marketed in one crop.

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\* THE BEST FORM OF \*  
\* POLICY ON THE \* \*  
\* MARKET TO \* \*  
\* \* \* DAY. \* \* \*

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Its interest earnings are the highest.

Its profits are the best.

Its death-rate is the lowest.

Its investments are of the safest.

Its cost of management is light.

Its policies are the most liberal.

Its settlements are ever prompt.

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Money to Loan on Improved Farm Lands at Low  
Rates.

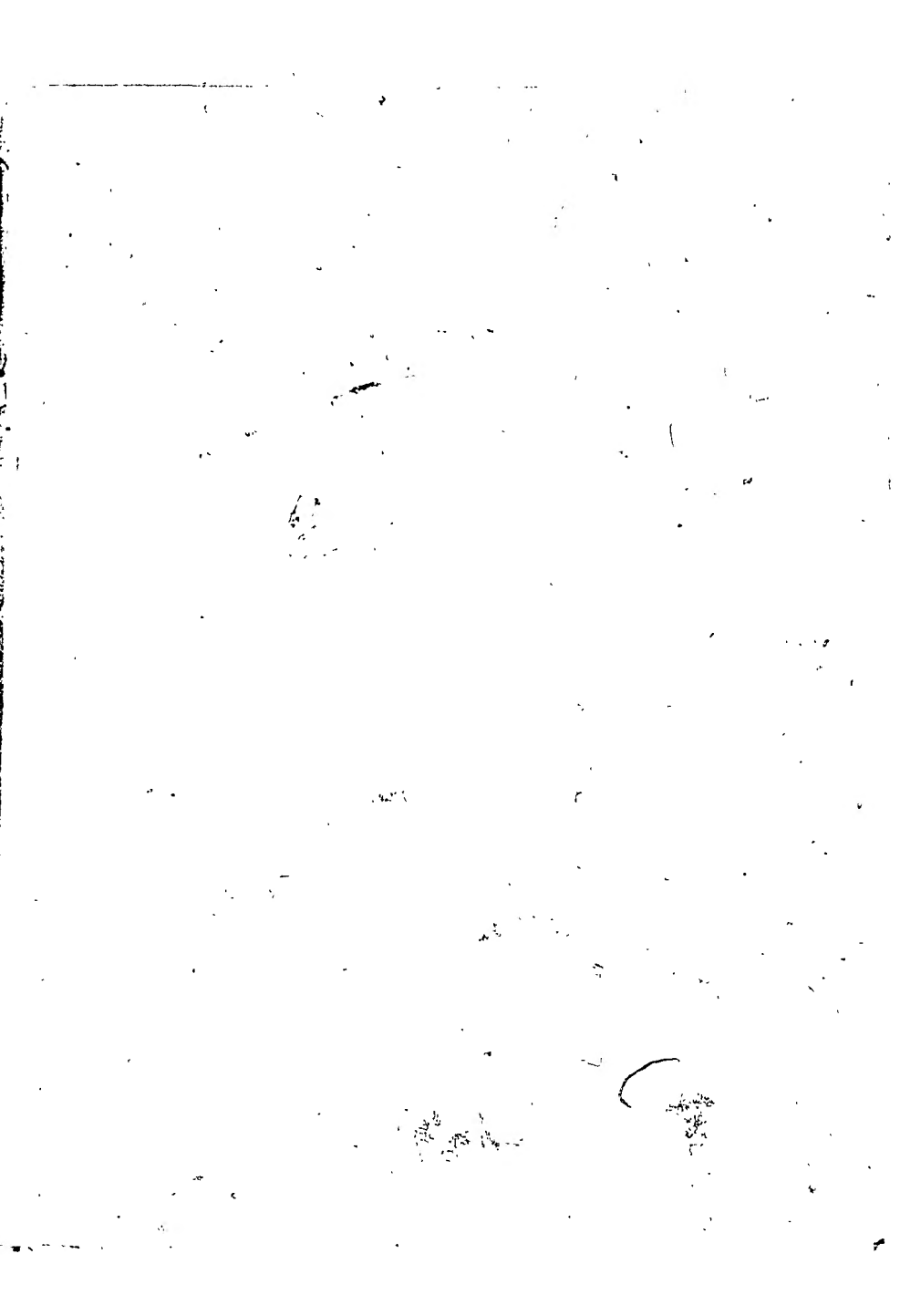
Apply to J. J. MILLIDGE,

BOISSEVAIN LOCAL AGENT,

or to WM. HARVEY,

COR. MAIN & NOTRE DAME STS.,

WINNIPEG PROV. MANAGER.





PROVINCE OF MANITOBA

**MANITOBA**

*Provincial Library*

CLASSIFICATION

JV-60

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## A Short Description of the Famous Turtle Mountain District.

On the international boundary line, about 180 miles South West from Winnipeg, lie the famous Turtle Mountains, whose unparalleled fertility, moderate and healthy climate, absence of summer frost, and magnificent samples of wheat are due to the altitude, (2550 ft.) to the Northern Slope and to the vast woods and chains of lakes which combine to temper the surrounding atmosphere. Looking Northward from the height of land one sees Whitewater Lake with its further shores hidden in the haze of distance and an undulating plain stretching North to the Souris River and East and West as far as the eye can reach, but dotted thickly with houses, barns and buildings. About 10 miles North in the centre of this fertile belt lies the prosperous town of Boissevain, its church spires and elevators standing clearly above the smaller buildings, 10 miles respectively East and West can be seen the elevators at the villages of Whitewater and Ninga, and on a clear day one can discern the smoke from the trains on the N. P. branch at Minto or Margaret, 14 miles North from Boissevain.

Travelling across the prairies one can gather a very good opinion of the value of the soil by the vegetation, and an equally true opinion can be formed of the prosperity of the settlement by the style of buildings and the several adjuncts of civilization to be observed, good roads and bridges, modern houses, barns, windmills and granaries, mostly neatly painted, with whole sections enclosed in neat fences, point undisputably to the prosperity of the inhabitants of the famed Turtle Mountain district.

Wheat is not the only product of this fertile district. No part of the province can show farmers raising such a large percentage of cattle and

wheat. Mixed farming is the rule and, as a consequence the land still retains its marvellous productiveness undiminished. The enormous crop just harvested bears witness to this statement. Farmers who make a specialty of different kinds of live stock have proved that they are able to compete with the rest of the world in their several classes, thus showing the capabilities of the district as well as the practical knowledge and management of the individual farmer.

It would appear strange to the uninitiated that farms can still be bought at reasonable figures, but the explanation is very simple. Many of the old timers having realized a competency are retiring to enjoy in more genial climates the fruits of their toil, and others having placed their sons and daughters in other walks of life desire to spend their declining days amidst their relations and friends. An example of the former class may be seen in Mr. Wm. Smith, who, having for years been regarded as one of the best farmers in the neighborhood, after selling \$12,000 bushels of wheat this year, has retired from farming, leaving younger men to continue the work he carried on so successfully.

The fuel question in a country like Manitoba is a vital one, and the residents in the neighborhood of Turtle Mountain are indeed fortunate in possessing close to their doors a supply of wood for fuel and building timber that should have proved inexhaustible, but, alas! the fire fiend has held high revel and destroyed more timber than could have been used legitimately in several generations. The Government, however, has formulated new schemes for fire protection, which, it is sincerely to be hoped, will prove of more value than those in force in the past. Sufficient wood is still left to ensure the present generation cheap fuel for many years to come.

## J. J. MILLIDGE, UNION BANK.

Has the Following Lands for Sale.

W $\frac{1}{2}$  16-6-20, S $\frac{1}{2}$  17-6-20.—400 acres broken. 200 acres fenced. 4 wells. Frame house, two storey. Barn with stone basement 46 x 100, windmill and crusher, cost \$4,000. 3 miles from Margaret and 2 miles from school. \$12,000.

N. E. $\frac{1}{4}$  20-3-20, S. W. $\frac{1}{4}$  29-3-20.—130 acres broken, 60 acres fenced, balance can be cultivated. Frame house and granary, 3 log stables. 4 miles from Boissevain. \$4,000.

N.W. $\frac{1}{4}$  29-3-19.—130 acres broken, 15 acres fenced, balance good breakable land. Frame house, stable and granary. Good well. Half mile from Boissevain. \$3,000.

S.E. $\frac{1}{4}$  30-3-19.—1 $\frac{1}{2}$  miles from Boissevain. 120 acres broken, 35 acres summer fallow, 15 acres fenced. Frame house, stable and granary. \$3,000. These two farms corner each other and could be worked together, making an exceptionally good farm.

N. $\frac{1}{2}$  15-2-19.—100 acres broken, 80 acres hay and pasture, balance can be broken. 8 miles from Ninga. \$3,200.

W. $\frac{1}{2}$  16-2-20.—160 acres broken, 40 acres summer fallow, 80 acres more can be broken, balance scrub and timber. Frame shanty, frame granary, log stable. 8 miles South of Boissevain. \$4,000.

N. $\frac{1}{2}$  2-5-21.—190 acres broken. Good house 7 miles from Elgin. \$4,000.

N.W.  $\frac{1}{4}$  24-6-20.—130 acres. Frame shanty and granary. Stone stable. 80 acres summer fallow. 6 miles from Minto. \$15 per acre.

N.W.  $\frac{1}{4}$  27-3-19.—35 acres broken, 50 more can be broken, balance hay.  $4\frac{1}{2}$  mile East of Boissevain. \$1,000.

I have several other parcels of improved and unimproved farms including 800 acres in the Waskada district, which I can sell on favorable terms.

Money to loan on lands from  $6\frac{1}{2}$  to 8 per cent.

For further particulars apply to

J. J. MILLIDGE,

Boissevain, Man.

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### SUMMER RESORT.

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It is not necessary to travel far from home to secure rest, change and relaxation if you live in Boissevain, for beautiful Lake Max, lying embosomed amidst the trees with its lovely Islands, bays and shores, is acknowledged by all to be a health and pleasure resort equalled by few and excelled by none in the North West. Many families have cottages on the Island and spend their holidays in happy idleness, joined by their friends in business in the evenings and week ends, as one hour and forty minutes only separates it from the busy outside world. We must not forget to mention the Steam Launch "Lady of the Lake," run by Commodore Hurt, which enables visitors to enjoy to the full extent the attractions of Lake Max.

## **Cheap Railroad Rates for Intending Settlers.**

The Pembina branch of the C.P.R. connects at Winnipeg, Morris, Rosenfeld, and Napinka, with lines from the South, East and West. (See pamphlets at Canadian Government Immigration Offices.)

## **Now is the Time to Buy Improved Farms.**

It is only a question of a few years before all the land in Manitoba is taken up, and good land will go away up in price.

## **Why You Should Buy Improved Farms.**

Because you run no risk; you know that others have made their fortunes out of these farms, and they are in as good condition as ever.

Because you have not to wait a year for returns, but can step right in and take off the coming crop without any trouble.

Because you have a home all ready for your family, and all the advantages of civilization at your door. Churches, schools and stores, &c.

Because you can buy improved farms more cheaply than you can make them.

## **Valuable Farm for Sale.**

Sec. 25-19, N.W.  $\frac{1}{4}$  3-5-19, S.W.  $\frac{1}{4}$  12-5-19.—Stone house, 34 by 34, barn, 32 by 50, stone basement, granary, frame. 600 acres broken, 80 fenced in pasture, 160 acres fenced and cultivated, balance of land can be broken, \$20 per acre, will be sold in block or part to suit. W.  $\frac{1}{2}$  9-6-19.—Frame house, 20 by 30, frame stable and granary, 200 acres broken, 15 acres fenced, balance can be cultivated, \$20 per acre. 5 miles from Minto. Apply to J. J. MILLIDGE or A. S. BARTON.

N.B.—A section of land equals 640 acres.

## A. S. BARTON, BOISSEVAIN,

Has the following Farms for Sale.

Sec. 1-3-21 W., E $\frac{1}{2}$  Sec. 2-3-21 W.—Comprising 1,000 acres (more or less). 350 acres under cultivation, 120 acres new breaking and summerfallow, balance stubble, all in excellent condition. 175 acres in wheat produced 5,500 bushels in 1901. 3 acres oats produced 300 bushels, 15 acres produced 900 bushels. Wheat in 1895, 42 bushels to acre, elevator weight. Wheat in 1899, 30 bushels to acre, elevator weight. No frost, an early farm, no foul weeds. Frame house, 2 storey, 28 by 30, furnace; stone barn, 50 by 64, shingle roof; log stable, 30 by 40, shingle roof. Granary capacity for 8,000 bushels. 6 miles from Whitewater, 7 $\frac{1}{2}$  from Boissevain, 2 $\frac{1}{2}$  miles from public school, 1 mile from Church. Good settlement all round, prosperous farmers adjoining. Two wells good water, two flowing springs, natural and artificial grove of trees. Half-way between Whitewater marsh and the bush. Price on application to A. S. BARTON, easy terms.

Whole of Sec. 22-2-21 W.—450 acres broken, balance pasture, oak posts, 3 wires, 120 acres more could be broken, 15 acres good hay meadow, average 25 tons per annum.  $\frac{1}{2}$  mile from woods, 12 from Boissevain, 7 from Whitewater. Frame house, 22 by 30, wing 14 by 14, 2 stories; log house, 18 by 24, wing 14 by 20, shingled roof; log granary, 22 by 28, shingled; log granary, 30 by 30, double boarded roof; frame stable, 28 by 40, loft and shingle roof, painted; log stable, 50 by 50. Two wells good water. Spring creek on section. W.  $\frac{1}{2}$  Sec. 23-2-21 W.—170 acres under cultivation; all

could be broken but 20 acres. N.  $\frac{1}{2}$  Sec. 15-2-21 W.  
—All fenced but 40 acres; this is an extremely  
valuable bush lot, 75 acres young oak, quantity of  
growing oak and poplar. Spring which never  
freezes. S.E.  $\frac{1}{4}$  27-2-21.—50 acres broken; 70  
acres hay, 40 to break. This magnificent farm  
can be bought for \$22,000; half cash, balance  
easy terms. 330 acres produced last year over  
9,000 bushels of wheat.

S. half 2-5 20 W. 320 acres, all under cultivation, except about 50 acres in pasture and natural hay. 35 acres fenced three wires. 50 acres summerfallow, remainder stubble in first-class condition. Two wells good water. Frame house, 14 by 22, lean to, 12 by 14; good log stables, 29 by 28, lean-to 18 by 22. Granaries 18 by 20, 12 by 14, 20 by 29, sod granary, pig pens, cow stables, &c.  $8\frac{1}{2}$  miles due N. from Boissevain, C.P. Ry.;  $4\frac{1}{2}$  miles S.W. of Minto, C.N. Ry. Proposed line C.P.R. surveyed within 80 rods of said land. Price \$5,760 on easy terms.

W.  $\frac{1}{2}$  Sec. 23 3-20.—230 acres broken lately, 30 acres more to break. 15 acres of hay meadow, 30 to 35 loads each year. Brome and rye grass for pasture.  $5\frac{1}{2}$  miles from Boissevain on the C.P.R.,  $\frac{1}{2}$  mile from school,  $\frac{1}{2}$  mile from church,  $1\frac{1}{2}$  miles from the bush. Frame house, one storey, 12 by 28 and 12 by 12; granary, log. 20 by 24; and 20 by 20; hen house, shed, two wells good water, iron pump. 26 bushels wheat to acre, 60 bushels oats in 1902. Price \$20 per acre, easy terms.

W.  $\frac{1}{2}$  Sec. 14 2-20 W.—220 acres cultivated, 50 more to break, balance in pasture (wire). Buildings good. Stone barn, cattle shed, log horse stable, implement shed, calf stable (log), frame granary, good frame house. Price \$5,800 cash.  $8\frac{1}{2}$  miles from Boissevain,  $\frac{1}{2}$  mile from bush.

Also adjoining above a quarter section of 160 acres, 50 cultivated at present, balance pasture. Cash price, \$1,750.

E.  $\frac{1}{2}$  Sec. 34-2-21 W.—352 acres. 130 acres under cultivation, 80 acres fenced, 3 wires, over 120 acres more to break, balance natural hay. Buildings good. Spring well, good water. Five miles from Whitewater station, 10 miles from Boissevain, 3 miles from timber, 2 miles from public school, 1 mile from church. This desirable farm can be bought for \$5,000, part cash.

S.W.  $\frac{1}{4}$  4-5-21 W.—200 acres. 135 acres broken, 20 more fit to break balance hay and pasture. 70 acres summerfallow.  $5\frac{1}{2}$  miles due south of Elgin. Price \$2,300, third cash, balance suit purchaser: \$100 reduction all cash.

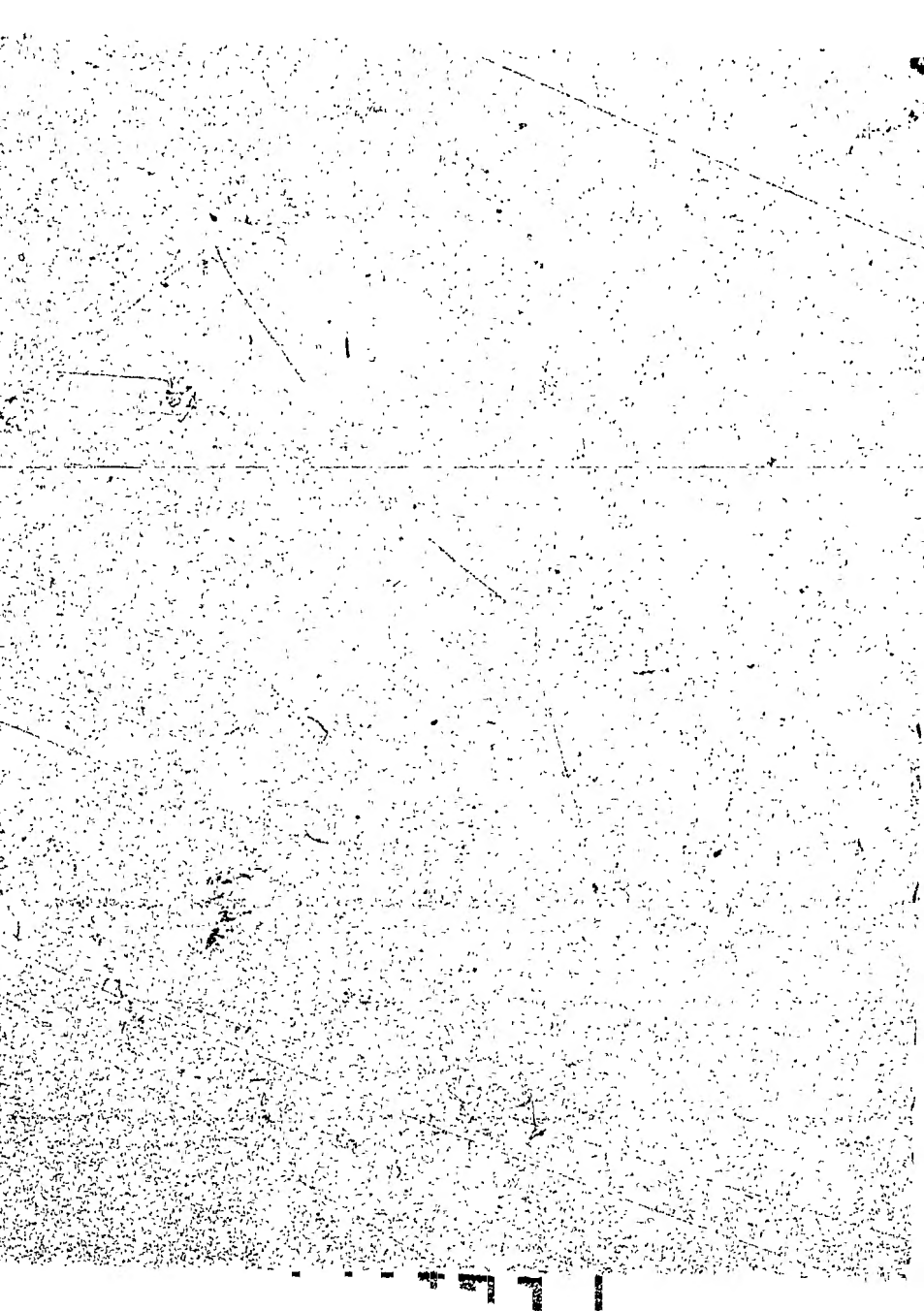
Also cornering above, N.E.  $\frac{1}{4}$  33-4-21 W., 160 acres; 120 broken, 25 acres fenced, 2 wires, balance natural hay. Log house, log stable, log granary. Never failing well, the best in this part of the country.  $6\frac{1}{2}$  miles from Elgin. Price \$2,300, third cash, balance to suit purchaser.

$\frac{1}{2}$  Sec. 24-4-21 W.—320 acres, subject to lease this year. 160 acres broken, balance in prairie and pasture. Two frame houses, 16 by 20,  $11\frac{1}{2}$  storey; and 24 by 30. Good well. Boissevain 12 miles, Elgin 12 miles. Price \$15 per acre.

N.E.  $\frac{1}{4}$  16-2-19 W.—160 acres, 120 broken. N.W.  $\frac{1}{4}$  15-2-19 W.—160 acres, 60 broken. One hundred more to break. Frame house, granary, stable. Well with pump and good water. Price \$4,000.

E.  $\frac{1}{2}$  27-4-18.—320 acres, subject to lease this year. 100 acres broken. Buildings new cost \$1,200. 4 miles from Margaret, 7 from Ninga, good water. 26 bushels of wheat to the acre last year.

The above are a few selected farms. Full list of improved farms to be had on application to A. S. Barton.





**J. T. ELLIOTT,**

**Auctioneer.**

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